



Planning Commission Staff Report

9

TO: PLANNING COMMISSION

FROM: AMY TEMES, SENIOR PLANNER
480-503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: OCTOBER 1, 2014

SUBJECT: UP14-07, VERIZON PHO ROMPECABEZAS: A CONDITIONAL
USE PERMIT TO ALLOW A WIRELESS COMMUNICATION
FACILITY (55' MONOPALM) ON 0.01 ACRES OF PROPERTY
LOCATED AT 2401 EAST BASELINE ROAD IN THE ACE
PLAZA IN THE GENERAL COMMERCIAL (GC) ZONING
DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD)
OVERLAY.

STRATEGIC INITIATIVE: Technology Leader

Use Permit to allow a new Wireless Communication Facility.

RECOMMENDED MOTION

Make the Findings of Fact and Approve UP14-07 Verizon PHO Rompecabezas: A request for a Conditional Use Permit to allow a Wireless Communication Facility (55' monopalm) on approximately 0.01 acres of real property located at 2401 East Baseline Road in the Ace Plaza in the General Commercial (GC) zoning district with a Planned Area Development (PAD) Overlay, subject to the conditions listed in the Staff Report below.

APPLICANT/OWNER

Steve Ciolek
Coal Creek Consulting for Verizon Wireless
1525 N. Hayden Rd.
Scottsdale, Az 85257
480-246-4131
sciolek@coal-creek.com

Barry Light
Ace Plaza LLC
2401 E. Baseline Rd.
Gilbert, AZ 85234
602-791-6550
barrylight@cox.net

BACKGROUND/DISCUSSION

History

April 7, 1974	Town Council annexed Porter Acres in Ordinance No. 155.
1985	Design Review Board approved the Baseline Village Retail Center
1986	Design Review Board approved DR86-10 Signage for Baseline Village Retail Center

Overview

Verizon is committed to improving coverage and expanding network capacity to handle the growing number of wireless calls. Verizon is currently trying to address the “Gap in Service” by offloading calls and data usage from the existing nearby site. In response to poor service in the

Baseline and Lindsay Roads area, Verizon Wireless would like to place a wireless communication facility (WCF) at 2401 E Baseline Road.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classifications	Existing Zoning	Existing Use
North	City of Mesa residential 4 - 6	City of Mesa RS-6	Single Family Residences
South	Residential >3.5 - 5	Single Family 15	Single Family Residences
East	General Commercial	General Commercial	Commercial/Offices
West	General Commercial	General Commercial	Commercial

Project Data Table

Gross Site Acreage	0.01 Acres, (1080 sq. ft.) lease area on the 2.46 acre Ace Plaza site
Existing Zoning	General Commercial (GC) PAD
Proposed Use	New 55 ft. tall monopalm WCF with 4G panel antenna
Antenna Array	For 12, 8 ft. tall antenna at 51 ft. RAD center
Leased Mechanical Equipment Enclosure Setback Provided to Residential Districts	WCF enclosure is 75 ft. to residential neighborhood to the south. The enclosure is buffered by existing landscape, parking and drive aisles.
WCF Setback Provided to Residential Districts	The 55’ tall monopalm is setback over 110% of the height of the pole from the residential zoning district at a distance of 109’ 11”
Facility Setback From Adjacent Commercial Districts	37’ to commercial uses to the east.
Mechanical Equipment Enclosure	141 sq. ft., Not visible from public view and with an existing 6’ screen wall lined with mature vegetation.

Verizon Wireless proposes a new 55’ WCF monopalm, 60’ top of fronds, to cover the immediate area. The proposed facility meets the setback requirements for the underling zoning district and is located more than 110% of the height from the closest residential property to the south. Coax cables will be routed within the pole and the antennas will be

located at a 51' Rad Center. Associated equipment will be located inside the proposed cabinet near the base of the pole. Due to the close proximity, the overall height of the facility is lower than the maximum height allowed for WCF's. Coax will be routed from the equipment to the monopalm along the back of the building, concealed by a metal shroud painted to match. Due to the existing transformer and underground utilities within the confined area, Verizon cannot bury the coax.

After the initial construction, the facility will not generate additional traffic in the neighborhood.

Access to the proposed communication facility will be limited to routine maintenance, or in case of any technical breakdown. Typically, maintenance occurs once every 4-6 weeks and will utilize existing driveway as site access. No existing vegetation will be removed in this proposal nor will parking be affected by the location.

ANALYSIS OF USE PERMIT CRITERIA

The Use Permit process is used to review each project for impact on surrounding properties on a case-by-case basis. The Land Development Code (LDC) outlines four specific findings that must be made by the Planning Commission to grant a Use Permit and are discussed below.

1. *The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;*

The site is zoned General Commercial (GC) with a PAD overlay adjacent to the existing commercial building. The existing CMU wall, landscape setback area, drive aisle and parking buffer the new facility from the surrounding uses. The overall required vehicle maneuvering and parking spaces for the site are still maintained. The request is for a new 55 ft. tall monopalm Wireless Communication Facility with 3 sector 8 ft. tall cellular antenna situated at the 51 ft. RAD center level. The facility will be situated at the rear of the commercial center and along the southeast side of the property.

A photo simulation detail of the proposed WCF antenna array on the proposed tower has been provided. Staff finds that the proposed monopalm WCF will not be detrimental to health, safety, or general welfare of the persons living or working in the vicinity.

2. *The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;*

The request for a Use Permit to locate a monopalm WCF facility in the General Commercial (GC) with a PAD overlay zoning district meets the intent of the Town of Gilbert General Plan Chapter 2, Land Use and Growth Areas Element, providing for public and private infrastructure expansion. By allowing the installation of the WCF facility, service will be optimized and provide for the future needs of the area.

The Public Services and Services Element's intent is to "provide a high level of municipal and public utility services and facilities to serve the community in a manner that enhances quality of life, optimizes existing facilities and provides for future needs." The antenna array is intended to provide improved cellular phone and mobile internet service to the area. The customers of wireless communications facility services include areas of commercial, employment and residential areas near to the antenna's location.

3. *The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements;*

The proposal complies with the WCF Site Development Regulations – General Commercial (GC) PAD overlay zoning district. The monopole setback of 60.5' ft. from the existing residential development along the south side is exceeded at 109'11". The antenna array will be reasonably well concealed within the monopalm WCF. The ground equipment will be contained within the 8 ft. tall equipment cabinet located near the base of the tower. All other State and Federal requirements including radio wave transmission safety standards are met. All other applicable requirements have been met and will be confirmed with final plans submittal, review and approval.

4. *The proposed uses, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.*

The monopalm WCF is unmanned and maintained by Verizon, requiring periodic visits by a technician to monitor and assure adequate operation of the facility. The equipment cabinet will be painted to match the adjacent building. The concealed antenna array will not cause adverse impacts due to dust, smoke, noise, odor or glare from the use. The facility complies with the LDC.

Pursuant to Section 4.705 of the LDC, the following additional findings of fact are required for WCF use permit applications;

- A. *The proposed WCF conforms with the requirements of Article 4.7;*

The application conforms to all requirements of Article 4.7 of the LDC General Commercial (GC) PAD with respect to height and setback requirements as well as screening and aesthetics, equipment enclosure, fencing and lighting.

- B. *The applicant has demonstrated the inability to co-locate the proposed WCF on an existing vertical element; and*

The applicant has conducted an inventory of existing WCF and existing vertical structures in this area. A monopole exists approximately 1 mile to the northeast and is beyond the coverage. There are no other facilities in the mile radius. Monopalm WCF's are not generally considered capable for co-locating additional antenna arrays due to the single frond cluster typical of palm trees.

- C. The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.*

The applicant is requesting to establish a new, 55 ft. monopalm WCF. The new WCF resembles the appearance of a palm tree, with the antenna array generally concealed within the “faux” fronds of the use. The ground equipment is located at the rear of a commercial center that is enclosed by a 6’ CMU wall and mature vegetation.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Staff has received no comment from the public.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Move to make the findings of fact and approve UP14-07 Verizon PHO Rompecabezas; a Conditional Use Permit to allow a Wireless Communication Facility (55’ monopalm) on a 0.01 acre site at 2401 East Baseline Road in the Ace Plaza in General Commercial (GC) zoning district with Planned Area Development (PAD) overlay zoning district, subject to the following conditions:

1. The Project shall be in substantial conformance with the site plan, landscape plan and elevations/ details shown on the Exhibits noted under Attachment Nos. 4, 5 and 6.

Respectfully submitted,



Amy Temes
Senior Planner

Attachments:

1. Findings of Fact
2. Notice of Public Hearing
3. Site Aerial
4. Site Plan
5. Monopole Elevation
6. Photo Simulations of Monopalm WCF

FINDING OF FACT

**UP14-07 Wireless Communication Facility at 2401 East Baseline Road, Ace Plaza
Verizon PHO Rompecabezas**

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of the project:

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

And the additional findings for WCF required by Section 4.705 of the LDC, as follows;

6. The proposed WCF conforms with the requirements of Article 4.7;
7. The applicant has demonstrated the inability to co-locate the proposed WCF on an existing vertical elements; and
8. The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, October 1, 2014* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center, Council Chambers

50 E. Civic Center Drive

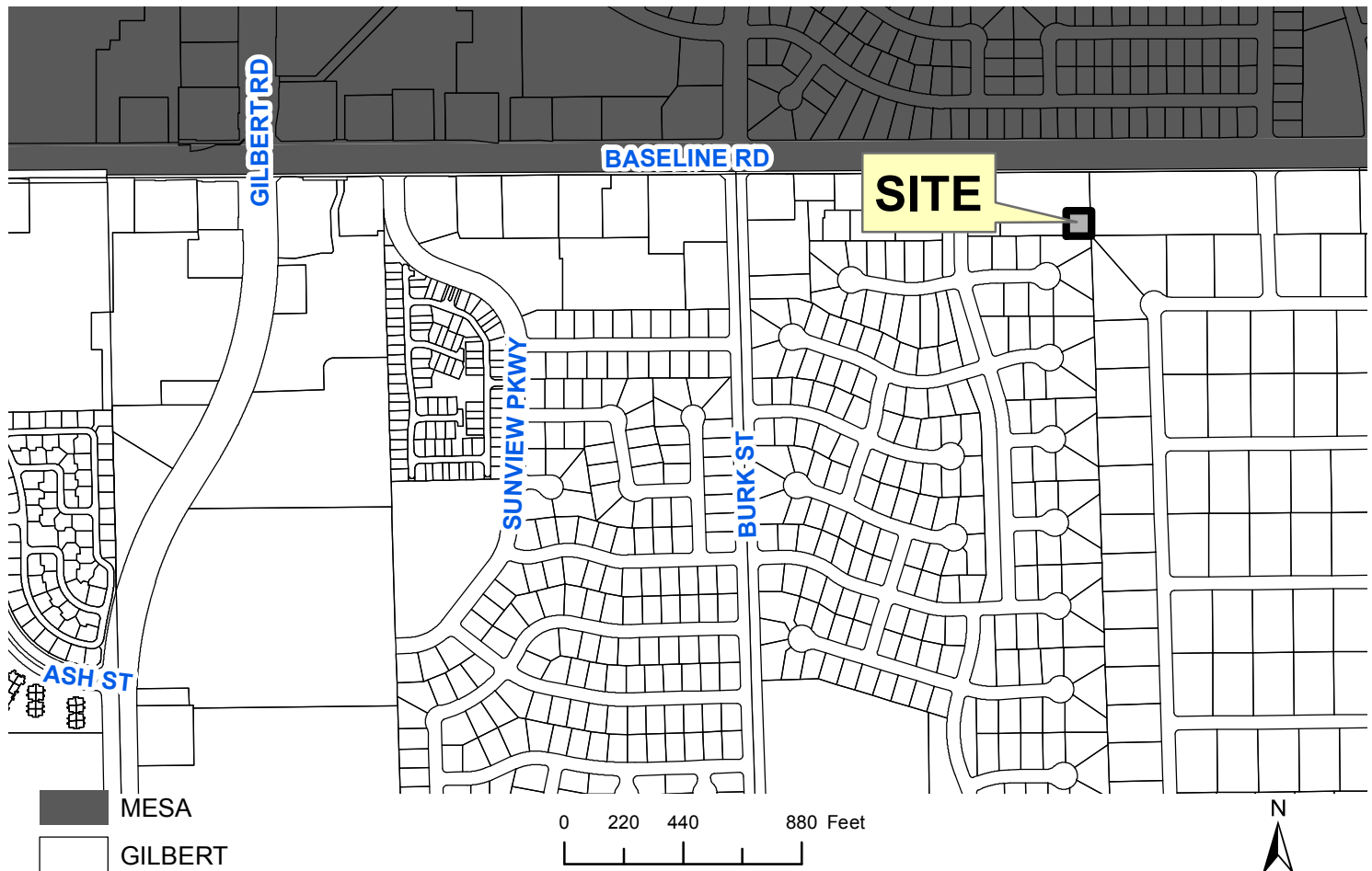
*** Call Planning Department to verify date and time: (480) 503-6700**

REQUESTED ACTION:

UP14-07: Request to approve a Conditional Use Permit for approximately 0.01 acres of real property located at 2401 E Baseline Road in the Ace Plaza to permit a Wireless Communication Facility (55' foot high monopalm) in the General Commercial (GC) zoning district with a Planned Area Development overlay.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

SITE LOCATION:

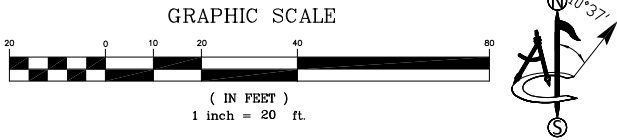


APPLICANT: Coal Creek Consulting for Verizon Wireless
CONTACT: Steve Ciolek
ADDRESS: 1525 N Hayden Road
Scottsdale, AZ 85257

TELEPHONE: (480) 246-4131
E-MAIL: sciolek@coal-creek.com

**UP14-07: Rompecabezas WCF
Attachment 3 - Aerial**



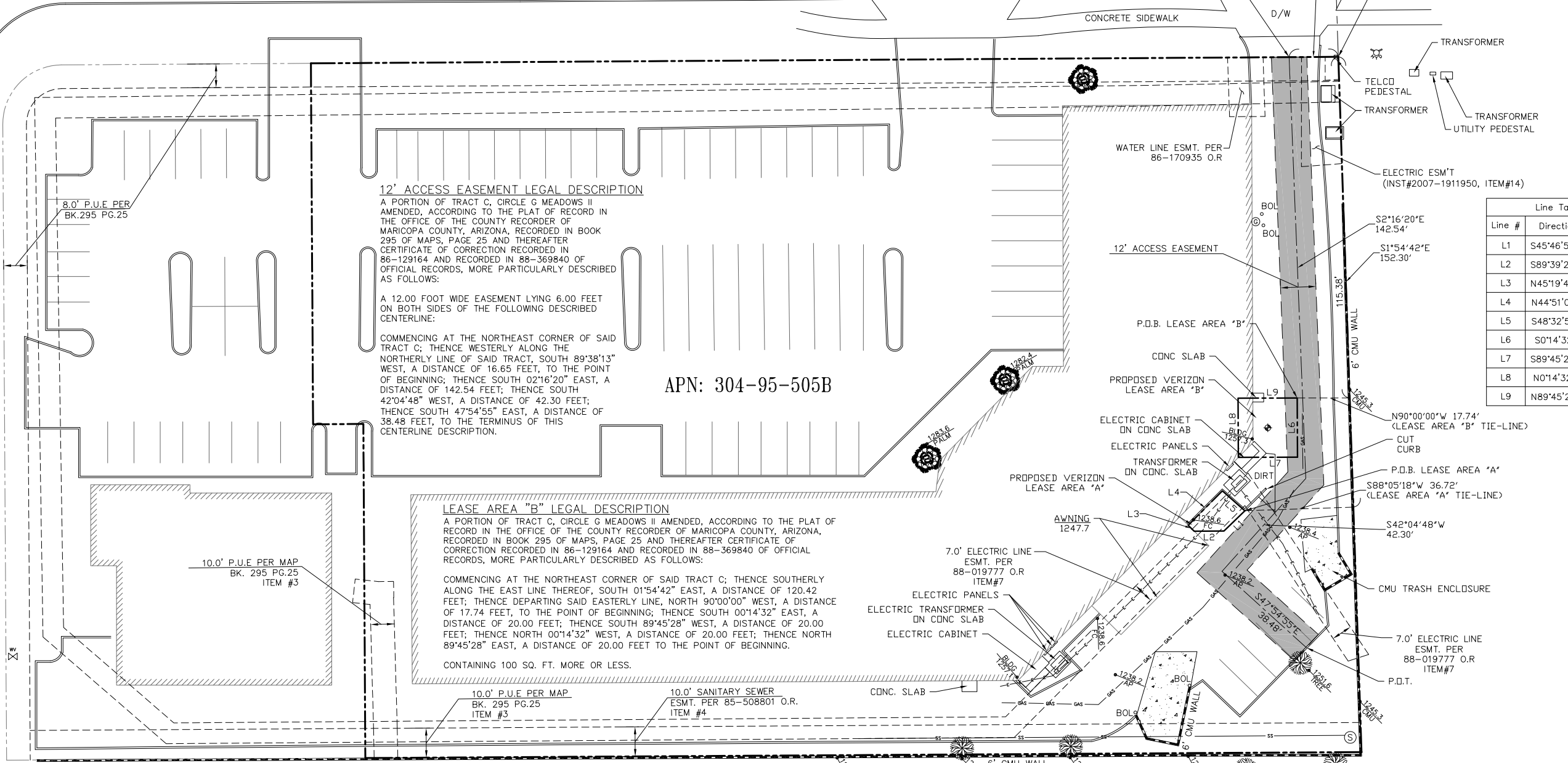


E. BASELINE RD

UP14-07: Rompecabezas WCF

Attachment 4 - Site Plan

N. CORRINE DR.



12' ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF TRACT C, CIRCLE G MEADOWS II AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 295 OF MAPS, PAGE 25 AND THEREAFTER CERTIFICATE OF CORRECTION RECORDED IN 86-129164 AND RECORDED IN 88-369840 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 12.00 FOOT WIDE EASEMENT LYING 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT, SOUTH 89°38'13" WEST, A DISTANCE OF 16.65 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 02°16'20" EAST, A DISTANCE OF 142.54 FEET; THENCE SOUTH 42°04'48" WEST, A DISTANCE OF 42.30 FEET; THENCE SOUTH 47°54'55" EAST, A DISTANCE OF 38.48 FEET, TO THE TERMINUS OF THIS CENTERLINE DESCRIPTION.

APN: 304-95-505B

LEASE AREA "B" LEGAL DESCRIPTION

A PORTION OF TRACT C, CIRCLE G MEADOWS II AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 295 OF MAPS, PAGE 25 AND THEREAFTER CERTIFICATE OF CORRECTION RECORDED IN 86-129164 AND RECORDED IN 88-369840 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C; THENCE SOUTHERLY ALONG THE EAST LINE THEREOF, SOUTH 01°54'42" EAST, A DISTANCE OF 120.42 FEET; THENCE DEPARTING SAID EASTERLY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 17.74 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00°14'32" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°45'28" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°14'32" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°45'28" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100 SQ. FT. MORE OR LESS.

LEASE AREA "A" LEGAL DESCRIPTION

A PORTION OF TRACT C, CIRCLE G MEADOWS II AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 295 OF MAPS, PAGE 25 AND THEREAFTER CERTIFICATE OF CORRECTION RECORDED IN 86-129164 AND RECORDED IN 88-369840 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C; THENCE SOUTHERLY ALONG THE EAST LINE THEREOF, SOUTH 01°54'42" EAST, A DISTANCE OF 152.30 FEET; THENCE DEPARTING SAID EASTERLY LINE, SOUTH 88°05'18" WEST, A DISTANCE OF 36.72 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 45°46'53" WEST, A DISTANCE OF 9.83 FEET; THENCE SOUTH 89°39'26" EAST, A DISTANCE OF 10.08 FEET; THENCE NORTH 45°19'44" WEST, A DISTANCE OF 2.86 FEET; THENCE NORTH 44°51'03" WEST, A DISTANCE OF 16.38 FEET; THENCE SOUTH 48°32'58" EAST, A DISTANCE OF 10.14 FEET, TO THE POINT OF BEGINNING.

CONTAINING 141.5 SQUARE FEET MORE OR LESS.

LESSOR'S LEGAL DESCRIPTION

TRACT C, CIRCLE G MEADOWS II AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 295 OF MAPS, PAGE 25 AND THEREAFTER CERTIFICATE OF CORRECTION RECORDED IN 86-129164 AND RECORDED IN 88-369840 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF SAID TRACT C MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE NORTH 00° 23' 50" EAST, ALONG THE WEST LINE OF SAID TRACT C, 214.91 FEET TO THE BEGINNING OF A TANGENT CURVE OF 20.00 FOOT RADIUS CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00" A DISTANCE OF 31.41 FEET; THENCE SOUTH 89° 37' 23" EAST, ALONG THE NORTH LINE OF SAID TRACT C, 84.33 FEET; THENCE SOUTH 00° 23' 50" WEST, 122.00 FEET; THENCE SOUTH 89° 36' 10" EAST, 17.00 FEET; THENCE SOUTH 00° 23' 50" WEST, 112.93 FEET TO A POINT OF THE SOUTH LINE OF SAID TRACT C; THENCE NORTH 89° 36' 10" WEST, ALONG THE SOUTH LINE OF SAID TRACT C, 121.31 FEET TO THE TRUE POINT OF BEGINNING.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #21303423, ISSUED BY GREAT AMERICAN TITLE AGENCY, INC, DATED 06/24/13. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: ITEM #6 IS BLANKET IN NATURE

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 09' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY THE "AZGPS" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE

12/9/13

FLOOD_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD_ZONE "X" AREAS OF 500 YEAR FLOOD; 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #04013C2270L, DATED 10/16/2013

SURVEYOR'S NOTES

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

LEGEND

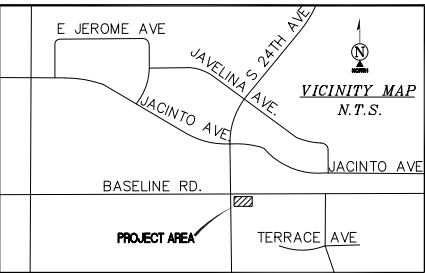
P.O.C.	POINT OF COMMENCEMENT	⊗	FIRE HYDRANT
P.O.B.	POINT OF BEGINNING	⊙	AS NOTED
BLDG	TOP OF BUILDING	⊙	GAS VALVE
FC	FACE OF CURB	⊙	BOLLARD
AP	ASPHALT	—	PROPERTY LINE
D/W	ACCESS DRIVEWAY	---	EASEMENT
CMU	CONCRETE MASONRY UNIT	- - - - -	GAS UTILITY MARKING
⊙	POSITION OF GEODETIC COORDINATES	- - - - -	ELECTRIC UTILITY MARKING
⊙	SPOT ELEVATION	- - - - -	TELCO UTILITY MARKING
⊙	WATER CONTROL VALVE	- - - - -	SEWER UTILITY MARKING

Line Table		
Line #	Direction	Length
L1	S45°46'53"W	9.83'
L2	S89°39'26"W	10.08'
L3	N45°19'44"W	2.86'
L4	N44°51'03"E	16.38'
L5	S48°32'58"E	10.14'
L6	S0°14'32"E	20.00'
L7	S89°45'28"W	20.00'
L8	N0°14'32"W	20.00'
L9	N89°45'28"E	20.00'

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 22' 42.7" NORTH (NAD83)
LONGITUDE 111° 46' 42.1" WEST (NAD83)
ELEVATION @ 1238.5' (NAVD88)

DIRECTIONS TO SITE

FROM VERIZON WIRELESS OFFICE IN TEMPE, AZ.; HEAD EAST ON W. GEMINI DR. TOWARD S. MAPLE AVE.; TURN RIGHT ONTO S. MAPLE AVE.; TURN LEFT ONTO E. GUADALUPE RD.; TURN LEFT ONTO S. RURAL RD.; TURN RIGHT TO MERGE ONTO US-60 E. TOWARD GLOBE; TAKE EXIT 182 FOR GILBERT ROAD; TURN RIGHT ONTO S. GILBERT RD.; TURN LEFT ONTO E. BASELINE RD.; DESTINATION WILL BE ON THE RIGHT.



126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:

SD SiinoDesign

16616 EAST PAUSADES BLVD, SUITE 102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: (480) 836-1701
FAX: (480) 836-1004
www.sdlic.bz

SURVEYING CONSULTANT:

Ambit
consulting

8631 SOUTH PRIEST DRIVE #102
TEMPE, ARIZONA 85284 (602)463-0472

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: DH

CHECKED BY: MF

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
4	04/29/14	LEASE "B"	MF
3	04/23/14	LEASE "B"	MF
2	04/14/14	REVISIONS	DH
1	01/20/14	FINAL	DH

SITE NAME:

PHO ROMPECABEZAS

SITE ADDRESS:
2401 EAST BASELINE ROAD
GILBERT, ARIZONA 85234

SEAL:



SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1

A red line graph on a white background. The line starts at a high point on the left, drops sharply to a low point in the middle, and then rises steadily to a higher point on the right. The line is solid red.

DESIGN MANAGEMENT PROFESSIONAL:

16616 EAST PALISADES BOULEVARD
UNIT #102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: 480.836.1701
FAX: 480.836.1005
WWW.SIINODESIGN.COM

ERION ENGINEERING, LLC
STRUCTURAL * CIVIL
41607 NORTH HARBOUR TOWN COURT
ANTHEM, ARIZONA 85086
PHONE: 623.792.8386 MOBILE: 480.540.4573

A-1

CL	CENTER LINE		PROPERTY LINE
SW	SIDEWALK		EASEMENT
D/W	DRIVEWAY		GAS
ESM'T	EASEMENT		ELECTRIC UTILITY MARKING
			FIBER UTILITY MARKING
			SEWER UTILITY MARKING

APN: 304-95-442
ZONING: SF-15

INSTALL A CONDUIT AT 36"
OF COVER PER SRP
SPECIFICATIONS

3

60'-6" SETBACK

FAULT, BE

AT 36"



NORTH

22"x34" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"

OVERALL SITE PLAN

- NOTES:**
1. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER FOR EXISTING U/G SEWER LINE RELOCATION AT NEW LESSEE MONOPALM.
 2. CONTRACTOR TO COORDINATE WITH SRP FOR EXISTING U/G POWER LINE RELOCATION AT NEW LESSEE EQUIPMENT SHELTER.
 3. EXISTING U/G SEWER LINE TO BE RELOCATED IF REQUIRED.
 4. HAND DIG EXCAVATIONS NEAR EXISTING UTILITIES & WHERE INDICATED ON SITE PLAN

LEGEND

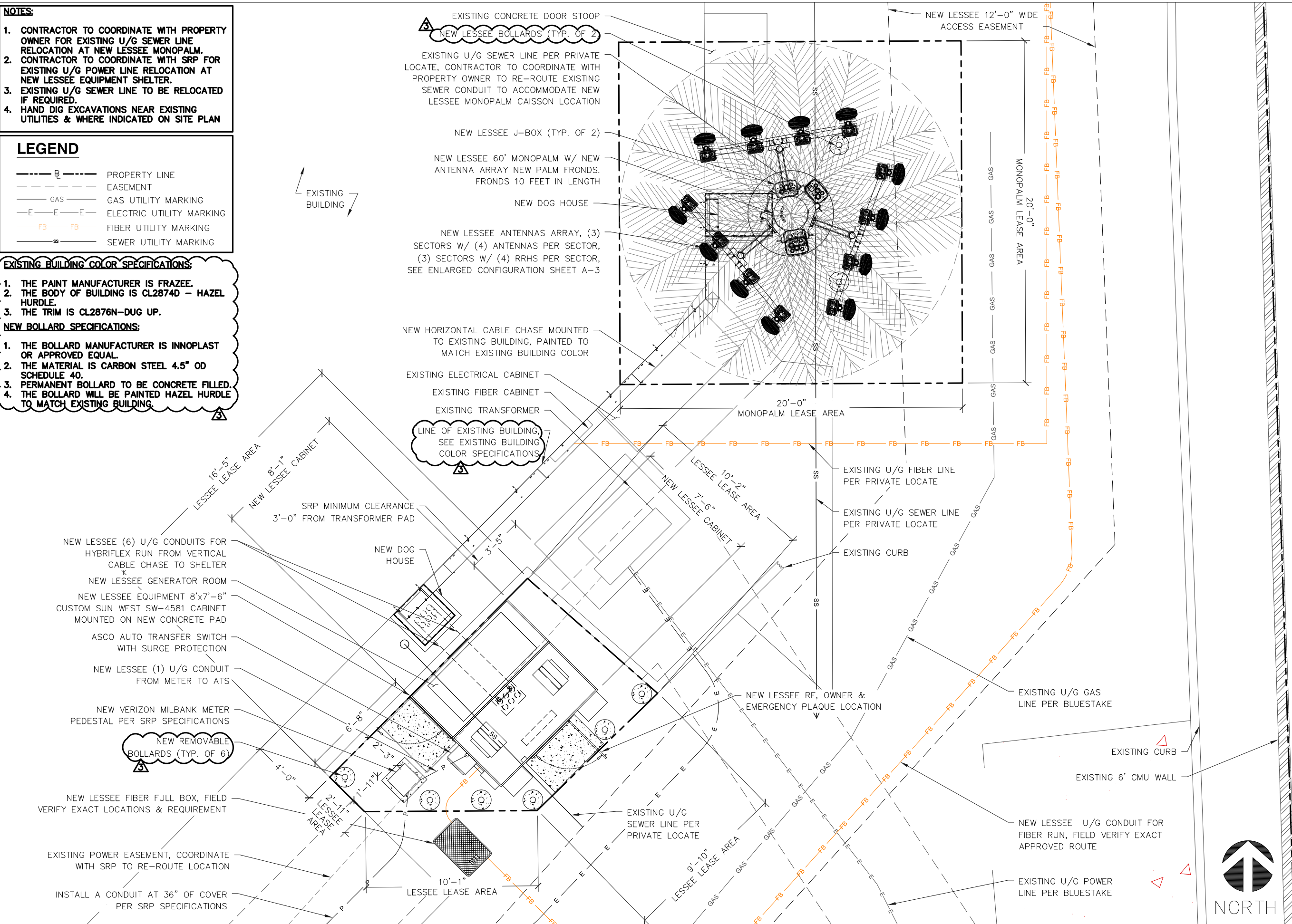
- P ----- PROPERTY LINE
----- E ----- EASEMENT
----- G ----- GAS UTILITY MARKING
----- E ----- E ELECTRIC UTILITY MARKING
----- FB ----- FB FIBER UTILITY MARKING
----- SS ----- SS SEWER UTILITY MARKING

EXISTING BUILDING COLOR SPECIFICATIONS:

1. THE PAINT MANUFACTURER IS FRAZEE.
2. THE BODY OF BUILDING IS CL2874D -- HAZEL HURDLE.
3. THE TRIM IS CL2876N--DUG UP.

NEW BOLLARD SPECIFICATIONS:

1. THE BOLLARD MANUFACTURER IS INNOPLAST OR APPROVED EQUAL.
2. THE MATERIAL IS CARBON STEEL 4.5" OD SCHEDULE 40.
3. PERMANENT BOLLARD TO BE CONCRETE FILLED.
4. THE BOLLARD WILL BE PAINTED HAZEL HURDLE TO MATCH EXISTING BUILDING.



ENLARGED SITE PLAN

22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

CLIENT:

verizonwireless

126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:

SD SiinoDesign

16616 EAST PALISADES BOULEVARD
UNIT #102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: 480.836.1701
FAX: 480.836.1005
WWW.SIINODESIGN.COM

ENGINEERING CONSULTANT:

ERION ENGINEERING, LLC
STRUCTURAL CIVIL
41607 NORTH HARBOUR TOWN COURT
ANTHEM, ARIZONA 85086
PHONE: 623.792.8386 MOBILE: 480.540.4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: CNGO

CHECKED BY: JNGO

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
3	09/16/14	CITY COMMENTS	CMS
2	05/20/14	PRE-APP COMMENTS	CMS
1	04/29/14	LL COMMENTS	CMS
0	02/05/14	ZONING DRAWING	CMS

SITE NAME:

PHO ROMPECABEZAS

SITE ADDRESS:
2401 EAST BASELINE ROAD
GILBERT, ARIZONA 85234

SEAL:

SHEET TITLE:

ENLARGED SITE PLAN

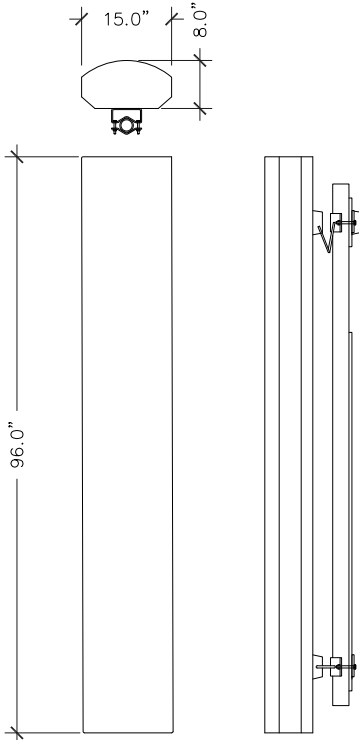
SHEET NUMBER:

A-2

NOTE:
(2) J-BOXES (TWO ON TOP OF
MONOPALM AND TWO IN SHELTER).

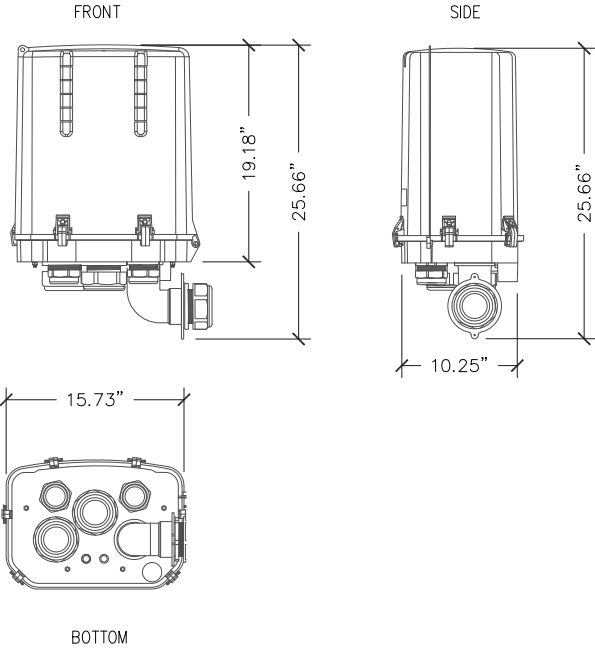
EXISTING/NEW COAXIAL CABLE TABLE								
SECTOR	NO.	AZIMUTH	LENGTH	COAX QTY.	SIZE	TYPE	COAX QTY.	TYPE
ALPHA	1	350°	±65	(0)	7/8"	AVA5-50	(0)	AVA7-50
ALPHA	2	350°	±65	(0)	7/8"	AVA5-50	(0)	AVA7-50
ALPHA	3	350°	±65	(0)	7/8"	AVA5-50	(0)	AVA7-50
ALPHA	4	350°	±65	(0)	7/8"	AVA5-50	(0)	AVA7-50
BETA	1	100°	±65	(0)	7/8"	AVA5-50	(0)	AVA7-50
BETA	2	100°	±65	(0)	7/8"	AVA5-50	(0)	AVA7-50
BETA	3	100°	±65	(0)	7/8"	AVA5-50	(0)	AVA7-50
BETA	4	100°	±65	(0)	7/8"	AVA5-50	(0)	AVA7-50
GAMMA	1	225°	±65	(0)	7/8"	AVA5-50	(0)	AVA7-50
GAMMA	2	225°	±65	(0)	7/8"	AVA5-50	(0)	AVA7-50
GAMMA	3	225°	±65	(0)	7/8"	AVA5-50	(0)	AVA7-50
GAMMA	4	225°	±65	(0)	7/8"	AVA5-50	(0)	AVA7-50

NOTE: ADD (2) RUNS OF 6x12 HYBRIFLEX COAX.



NEW ANTENNA ARRAY COLOR:

1. THE ANTENNA ARRAYS WILL BE PAINTED TO MATCH THE MONOPALM FROND COLOR.
2. THE NOMOPALM FROND WILL BE PAINTED "LARSON PALM GREEN", A CUSTOM MANUAL MATCH BY SHERWIN-WILLIAMS.



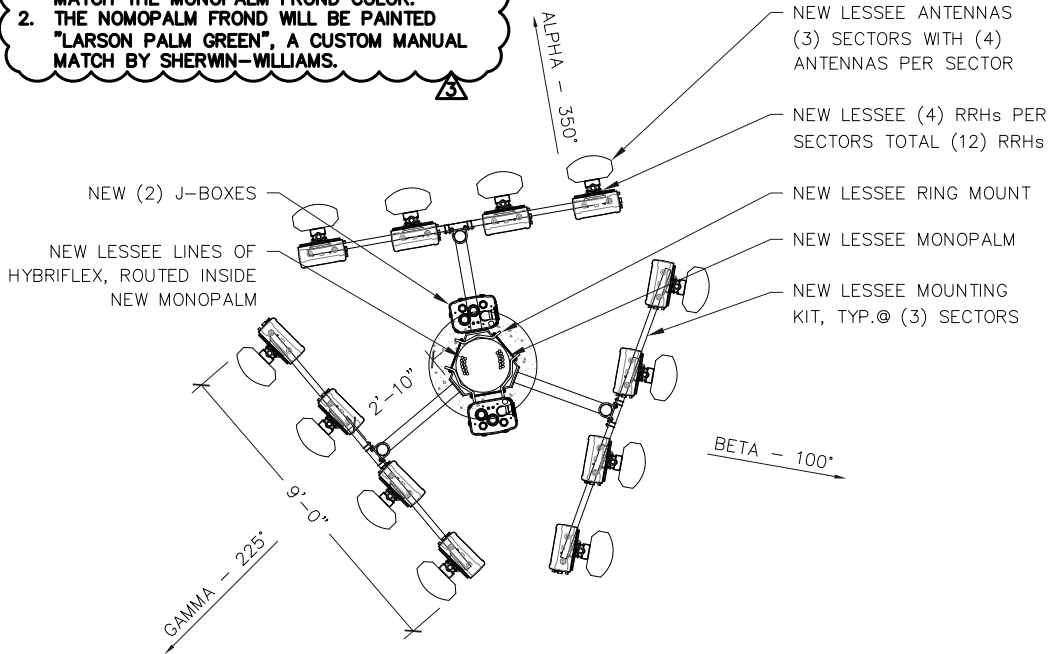
COAXIAL CABLE TABLE

NTS 1

NOTE:
FRONDS REMOVED TO SHOW CLARITY

NEW ANTENNA ARRAY COLOR:

1. THE ANTENNA ARRAYS WILL BE PAINTED TO MATCH THE MONOPALM FROND COLOR.
2. THE NOMOPALM FROND WILL BE PAINTED "LARSON PALM GREEN", A CUSTOM MANUAL MATCH BY SHERWIN-WILLIAMS.



NEW ANTENNA CONFIGURATION

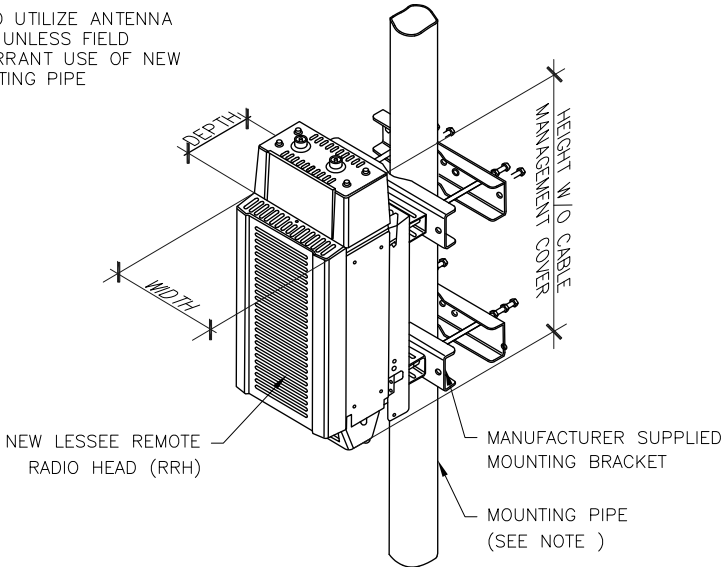
NTS 2

NEW ANTENNA

NTS 3

NOTE:

CONTRACTOR TO UTILIZE ANTENNA
MOUNTING PIPE UNLESS FIELD
CONDITIONS WARRANT USE OF NEW
VERTICAL MOUNTING PIPE



RRH SPECIFICATIONS				
RRH	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
RRH (PCS) 2X60 (60W)	12"	9.5"	22"	55 LBS. (W/O MOUNTING BRACKET)
RRH (AWS) 2X60 (60W)	11"	7.4"	37"	55 LBS. (W/O MOUNTING BRACKET)

RRH NOTE: DIMENSIONS INCLUDE MOUNTING BRACKET, SOLAR SHIELD AND CONNECTORS.

NEW REMOTE RADIO HEAD(S)

NTS 4

NEW J-BOX

NTS 5

ANTENNA MOUNT TO BE PROVIDED BY
MONOPALM MANUFACTURER. REFER
TO MANUFACTURER DRAWINGS AND
CALCULATIONS FOR DETAILS

ANTENNA MOUNT

NTS 6

CLIENT:



DESIGN MANAGEMENT PROFESSIONAL:



ENGINEERING CONSULTANT:
ERION ENGINEERING, LLC
STRUCTURAL CIVIL
41607 NORTH HARBOUR TOWN COURT
ANTHEM, ARIZONA 85086
PHONE: 623.792.8386 MOBILE: 480.540.4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: CNGO

CHECKED BY: JNGO

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
3	09/16/14	CITY COMMENTS	CMS
2	05/20/14	PRE-APP COMMENTS	CMS
1	04/29/14	LL COMMENTS	CMS
0	02/05/14	ZONING DRAWING	CMS

SITE NAME:

PHO
ROMPECABEZAS

SITE ADDRESS:
2401 EAST BASELINE ROAD
GILBERT, ARIZONA 85234

SEAL:

SHEET TITLE:

ANTENNA
CONFIGURATION

SHEET NUMBER:

A-3

NOTES:

1. THE STRUCTURAL ANALYSIS AND DESIGN OF NEW MONOPOLE, EXTENSION AND ITS FOUNDATION IS PROVIDED BY OTHERS.
2. NEW LESSEE HYBRIFLEX CABLE, ROUTED INSIDE NEW MONOPALM
3. NEW LESSEE ANTENNAS, RRHs AND ITS HARDWARE TO BE PAINTED TO MATCH FRONDS COLOR.

NEW EQUIPMENT CABINET SPECIFICATIONS:

1. **MANUFACTURER:** SUN WEST ENGINEERING
2. **MATERIAL:** ALUMINUM OR GALVANNEALED STEEL W/EPOXY OVERCOATS –WELDED CONSTRUCTION
3. **BASE FRAME:** STEEL, WELDED, GALVANIZED, FORK TUBES AND CRANE PICKS
4. **COLOR:** CABINET WILL BE PAINTED "HAZEL HURDLE" TO MATCH BUILDING COLOR.

NEW MONOPALM MANUFACTURER SPECIFICATIONS:

1. **MANUFACTURER:** LARSON CAMOUFLAGE
2. **MATERIAL:** 18-SIDED MONOPOLE SHAFT SHALL CONFORM W/ ASTM A572, GR. 65, U.N.O.
3. **BASE PLATE STEEL** SHALL CONFORM W/ ASTM A572, GR 50, U.N.O.
4. **COLOR:** LARSON CUSTOM COMBINATION OF BROWN, YELLOW, WHITE (BY SHERWIN-WILLIAMS) AND NATURAL BARK TEXTURES TO MATCH REAL PALM TREE.

NEW ANTENNA ARRAY COLOR:

1. THE ANTENNA ARRAYS WILL BE PAINTED TO MATCH THE MONOPALM FROND COLOR.
2. THE NOMOPALM FROND WILL BE PAINTED "LARSON PALM GREEN", A CUSTOM MANUAL MATCH BY SHERWIN-WILLIAMS.

UP14-07: Rompecabezas WCF
Attachment 5 - Elevation

IS

CLIENT:

TEMPE, ARIZONA 85293
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:

SD SiinoDesign

16616 EAST PALISADES BOULEVARD
UNIT #102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: 480.836.1701
FAX: 480.836.1005
WWW.SIINODESIGN.COM

ENGINEERING CONSULTANT:

ERION ENGINEERING, LLC
STRUCTURAL CIVIL
41607 NORTH HARBOUR TOWN COURT
ANHEIM, ARIZONA 85086
PHONE: 623.792.8386 MOBILE: 480.540.4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: CNGO

CHECKED BY: JNGO

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
3	09/16/14	CITY COMMENTS	CMS
2	05/20/14	PRE-APP COMMENTS	CMS
1	04/29/14	LL COMMENTS	CMS
0	02/05/14	ZONING DRAWING	CMS

SITE NAME:

**PHO
ROMPECABEZAS**

SITE ADDRESS:
2401 EAST BASELINE ROAD
GILBERT, ARIZONA 85234

SEAL:

SHEET TITLE:

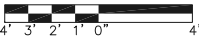
ELEVATION

SHEET NUMBER:

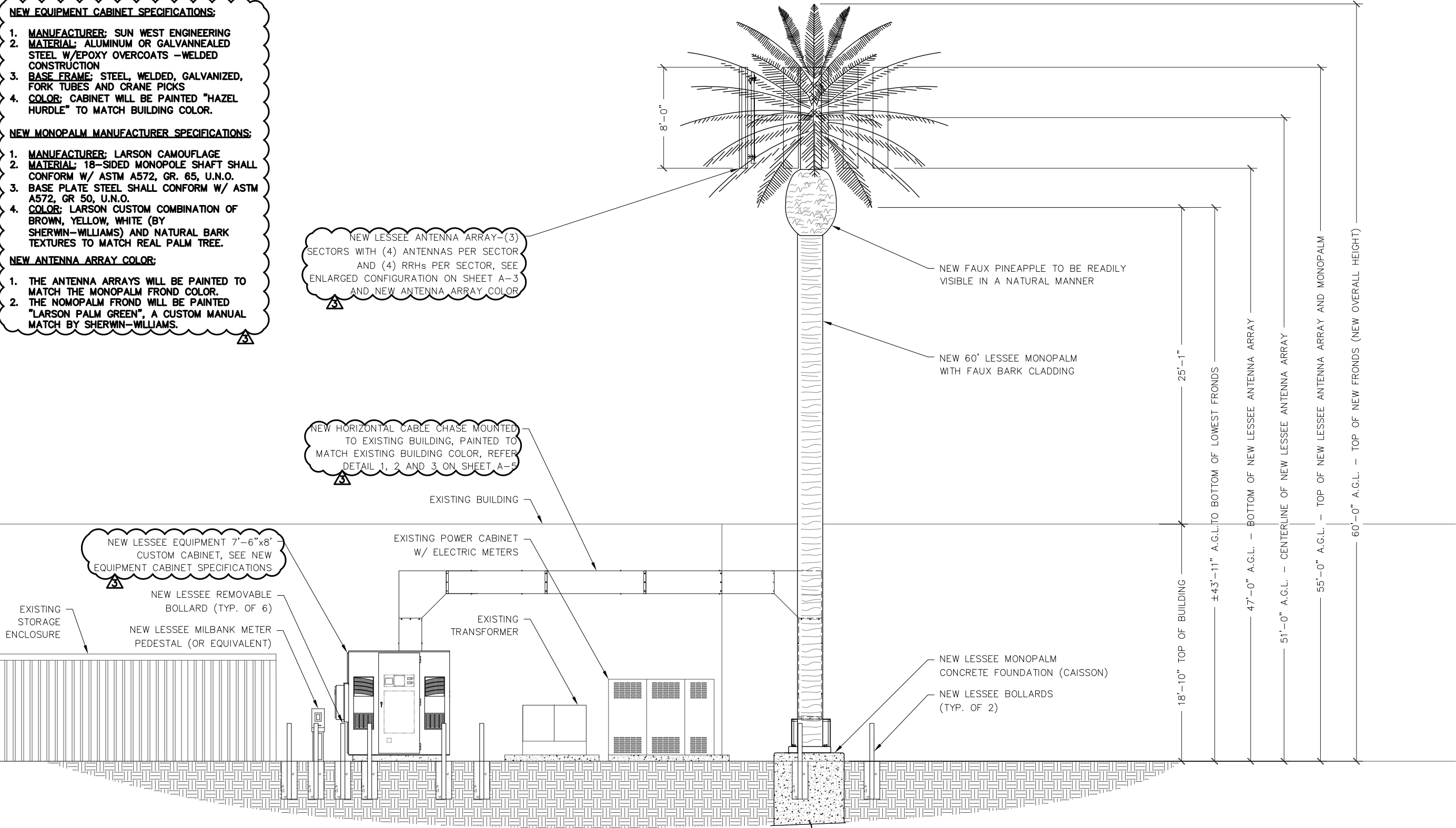
A-4

SOUTH-WEST ELEVATION

22"x34" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



1

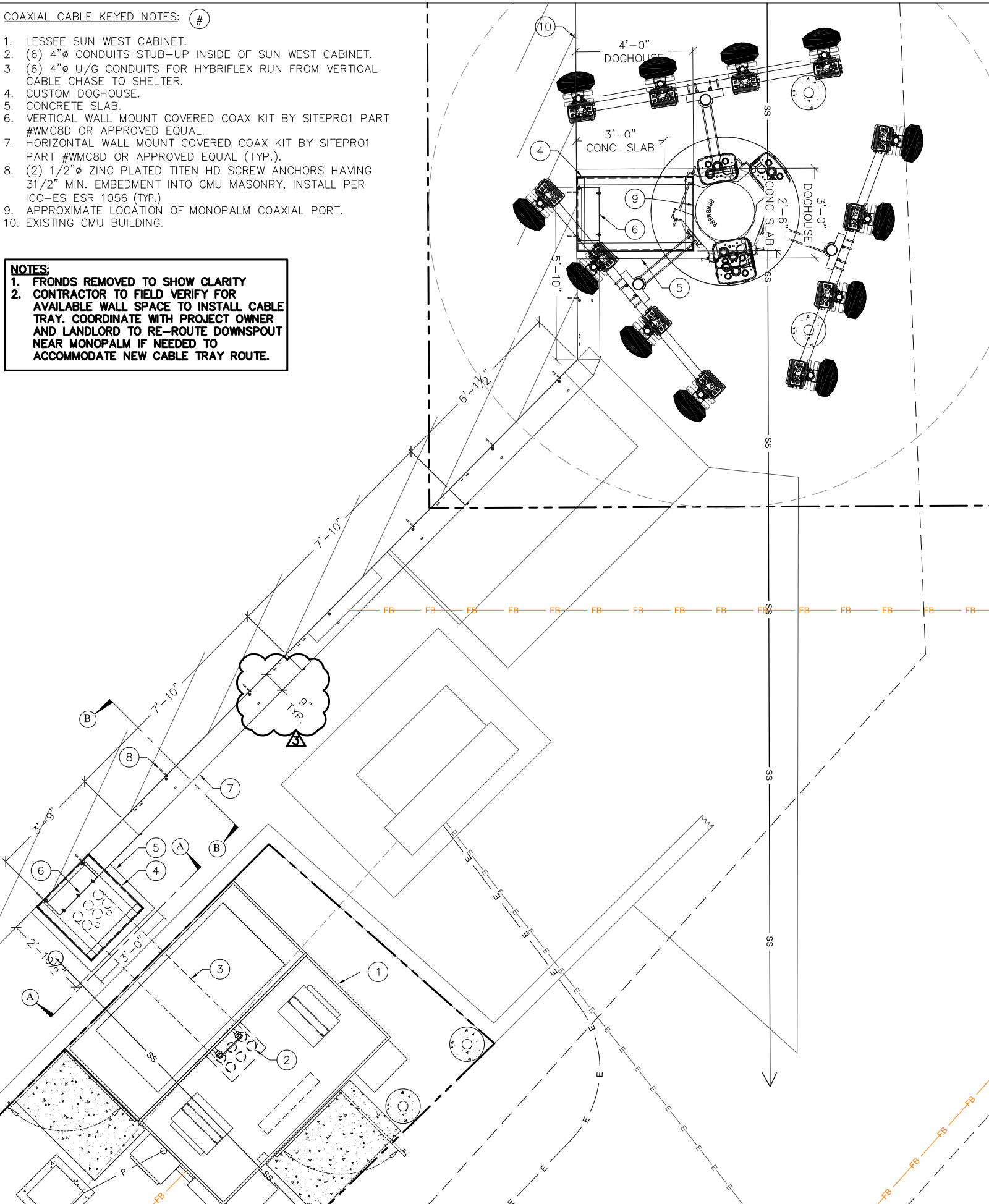


COAXIAL CABLE KEYED NOTES: #

1. LESSEE SUN WEST CABINET.
2. (6) 4"Ø CONDUITS STUB-UP INSIDE OF SUN WEST CABINET.
3. (6) 4"Ø U/G CONDUITS FOR HYBRIFLEX RUN FROM VERTICAL CABLE CHASE TO SHELTER.
4. CUSTOM DOGHOUSE.
5. CONCRETE SLAB.
6. VERTICAL WALL MOUNT COVERED COAX KIT BY SITEPRO1 PART #WMC8D OR APPROVED EQUAL.
7. HORIZONTAL WALL MOUNT COVERED COAX KIT BY SITEPRO1 PART #WMC8D OR APPROVED EQUAL (TYP.).
8. (2) 1/2"Ø ZINC PLATED TITEN HD SCREW ANCHORS HAVING 31/2" MIN. EMBEDMENT INTO CMU MASONRY, INSTALL PER ICC-ES ESR 1056 (TYP.)
9. APPROXIMATE LOCATION OF MONOPALM COAXIAL PORT.
10. EXISTING CMU BUILDING.

NOTES:

1. FRONDS REMOVED TO SHOW CLARITY
2. CONTRACTOR TO FIELD VERIFY FOR AVAILABLE WALL SPACE TO INSTALL CABLE TRAY. COORDINATE WITH PROJECT OWNER AND LANDLORD TO RE-ROUTE DOWNSPOUT NEAR MONOPALM IF NEEDED TO ACCOMMODATE NEW CABLE TRAY ROUTE.



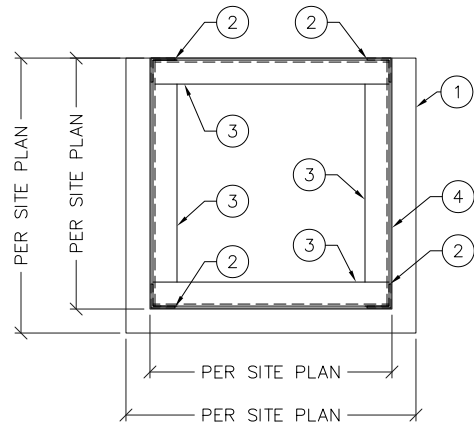
COAXIAL CABLE TRAY PLAN

SCALE: N.T.S. 1

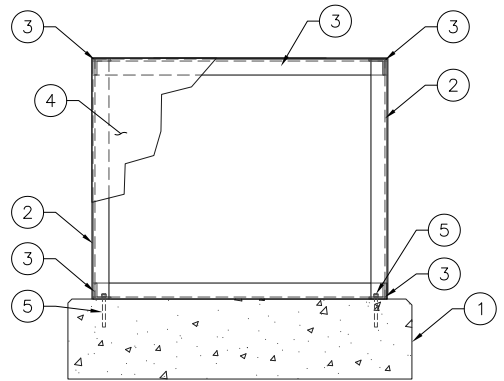
CUSTOM DOGHOUSE KEYED NOTES: #

1. CONCRETE SLAB.
2. VERTICAL 2"x2"x1/4"L (TYP. OF 4).
3. HORIZONTAL 2"x2"x1/4"L TOP & BOTTOM (TYP. OF 8).
4. CUSTOM 22 GA. SHEET METAL CABLE HOOD TO COVER DOGHOUSE.
5. 1/2"Ø ZINC PLATED TITEN HD SCREW ANCHOR W/ 3/4" EMBED.

NOTE:
CONTRACTOR TO PROVIDE SHOP
DRAWINGS PRIOR TO FABRICATION



ENLARGED DOGHOUSE PLAN



ENLARGED SECTION PLAN

CUSTOM DOGHOUSE DETAILS

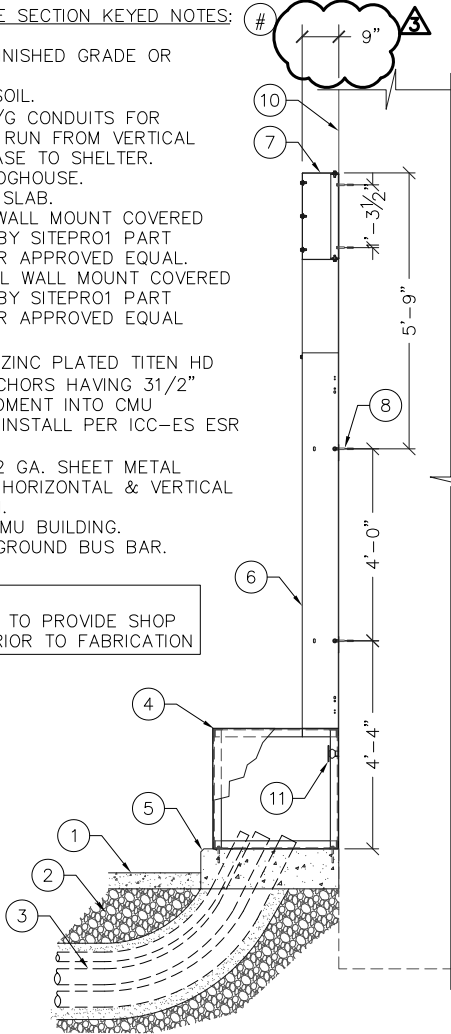
SCALE: N.T.S.

2

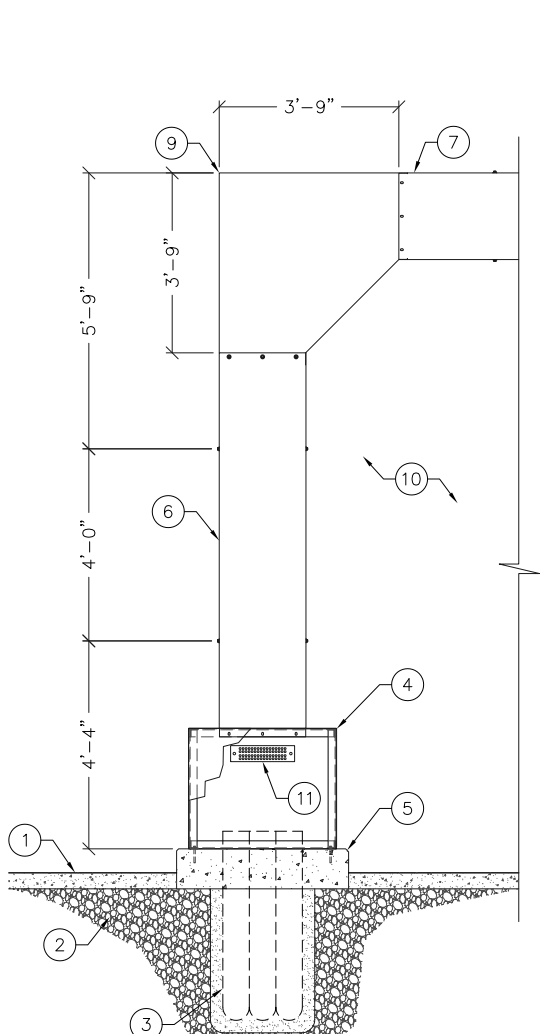
COAXIAL CABLE SECTION KEYED NOTES: #

1. EXISTING FINISHED GRADE OR ASPHALT.
2. NATURAL SOIL.
3. (6) 4"Ø U/G CONDUITS FOR HYBRIFLEX RUN FROM VERTICAL CABLE CHASE TO SHELTER.
4. CUSTOM DOGHOUSE.
5. CONCRETE SLAB.
6. VERTICAL WALL MOUNT COVERED COAX KIT BY SITEPRO1 PART #WMC8D OR APPROVED EQUAL.
7. HORIZONTAL WALL MOUNT COVERED COAX KIT BY SITEPRO1 PART #WMC8D OR APPROVED EQUAL (TYP.).
8. (2) 1/2"Ø ZINC PLATED TITEN HD SCREW ANCHORS HAVING 31/2" MIN. EMBEDMENT INTO CMU MASONRY, INSTALL PER ICC-ES ESR 1056 (TYP.)
9. CUSTOM 22 GA. SHEET METAL COVER AT HORIZONTAL & VERTICAL TRANSITION.
10. EXISTING CMU BUILDING.
11. EXTERIOR GROUND BUS BAR.

NOTE:
CONTRACTOR TO PROVIDE SHOP
DRAWINGS PRIOR TO FABRICATION



VIEW A-A



VIEW B-B

COAXIAL CABLE TRAY SECTION DETAILS

SCALE: N.T.S.

3

CLIENT:

verizonwireless

126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:

SD SiinoDesign

16616 EAST PALISADES BOULEVARD
UNIT #102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: 480.836.1701
FAX: 480.836.1005
WWW.SIINODESIGN.COM

ENGINEERING CONSULTANT:

ERION ENGINEERING, LLC
STRUCTURAL CIVIL
41607 NORTH HARBOUR TOWN COURT
ANTHEM, ARIZONA 85086
PHONE: 623.792.8586 MOBILE: 480.540.4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: CNGO

CHECKED BY: JNGO

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
3	09/16/14	CITY COMMENTS	CMS
2	05/20/14	PRE-APP COMMENTS	CMS
1	04/29/14	LL COMMENTS	CMS
0	02/05/14	ZONING DRAWING	CMS

SITE NAME:

PHO
ROMPECABEZAS

SITE ADDRESS:
2401 EAST BASELINE ROAD
GILBERT, ARIZONA 85234

SEAL:

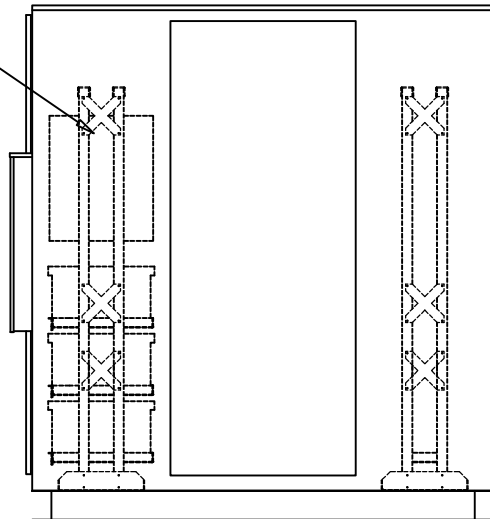
SHEET TITLE:

COAXIAL CABLE
TRAY DETAILS

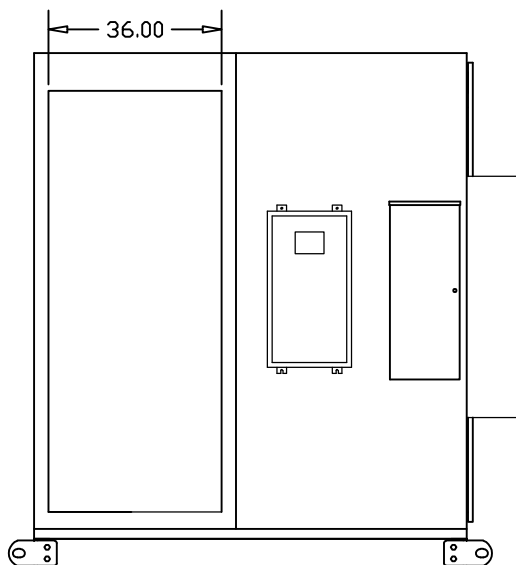
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A-5

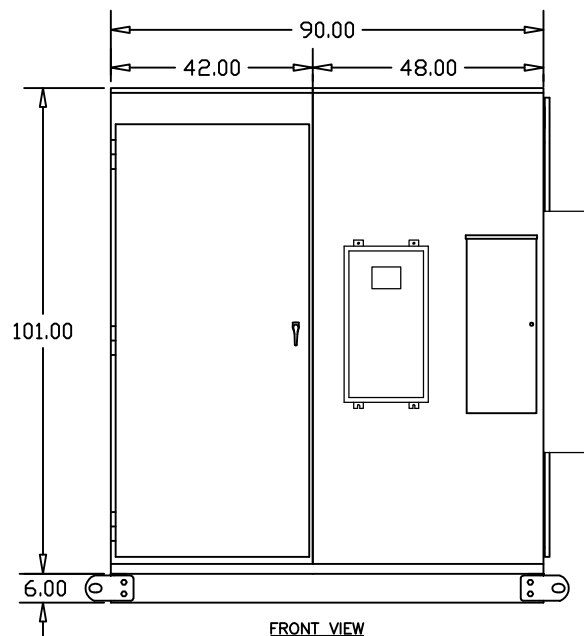
EQUIP.
RACKS



SIDE VIEW
DOOR REMOVED



FRONT VIEW
DOOR REMOVED



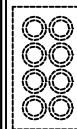
FRONT VIEW

PROPRIETARY
PROPOSAL

** PROPRIETARY AND CONFIDENTIAL **

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HEREIN IS THE SOLE PROPERTY OF
SUN WEST ENGINEERING INC.
DUPLICATION OF THIS INFORMATION WITHOUT
PRIOR CONSENT OF SUN WEST ENGINEERING
IS FORBIDDEN.

700
2100
(FRONT)



LIGHT

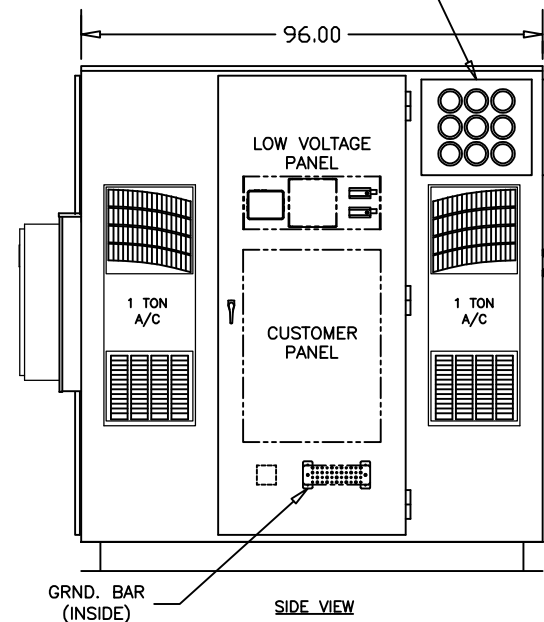
(FRONT)
POWER
BATTERY

200 AMP/30 POSITION
BREAKER PANEL

ASCO AUTO TRANSFER SWITCH
WITH SURGE PROTECTOR

TOP VIEW
(DOORS OPEN)

(2X) 9 PORT
RF ENTRY



SIDE VIEW

GRND. BAR
(INSIDE)

SUN WEST ENGINEERING, INC.
3802 E. BROADWAY, PHOENIX, AZ 85040 (602) 275-0662

TITLE:
12KW-54 EQUIPMENT CABINET

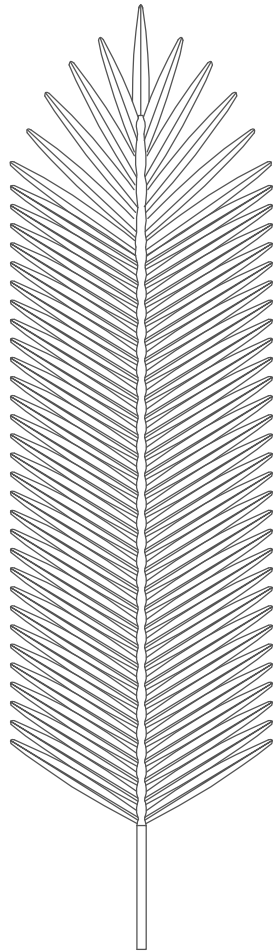
CUSTOMER:

PLOT SCALE: .XXXX=1 SHEET: 1 of 1

DRAWN BY: HJM DATE DRAWN: 11-14-13

REVISED: DWG. No. SW-4581

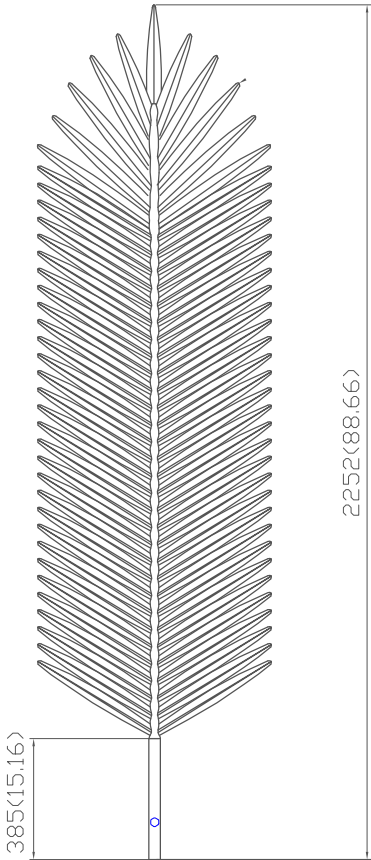
RevNo	Revision note		Date	Signature	Checked
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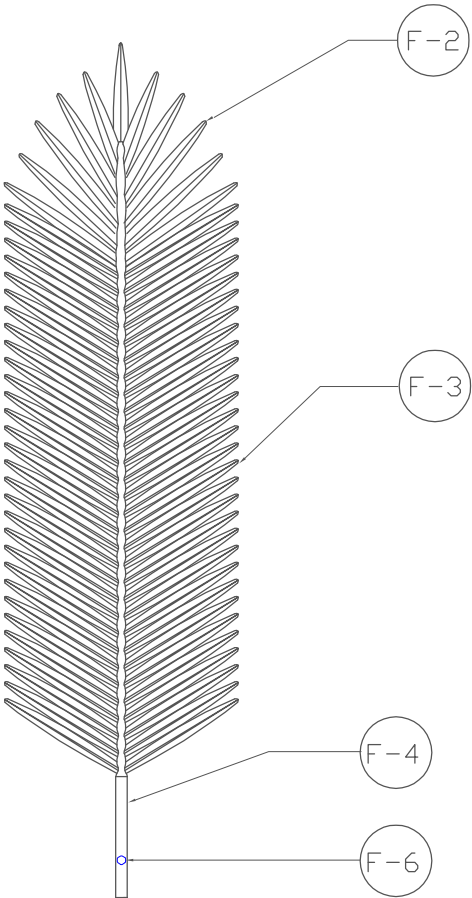
Description	Dwg. No	No. Req'd.
DATE PALM FROND	F-1	
TOP LEAF	F-2	1
LEAF	F-3	5
STEM ASSEMBLY	F-4	1
STEM ARMATURE SUB-ASSEMBLY	F-5	1
HALF THREAD BOLT	F-6	1

Itemref	Quantity				Material	
Designed by		Checked by	Approved by - date	File name	Date 12-14-2005	Scale
LINKMAX						
			DPF-02		Edition	Sheet 1 OF 4

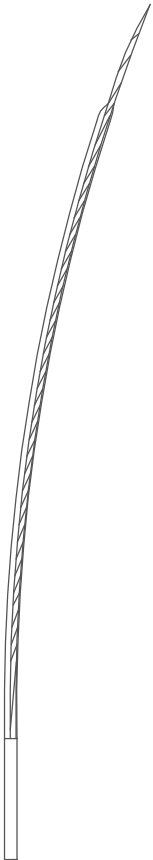
Uint: mm(inch)



FRONT VIEW



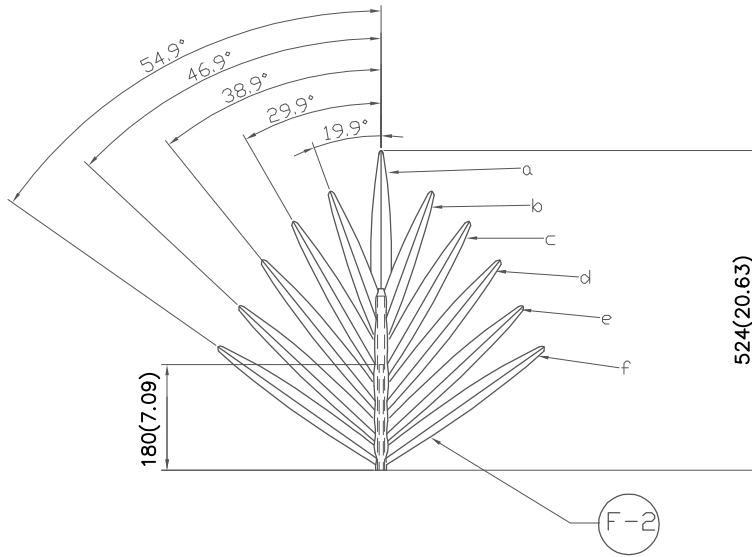
REAR VIEW



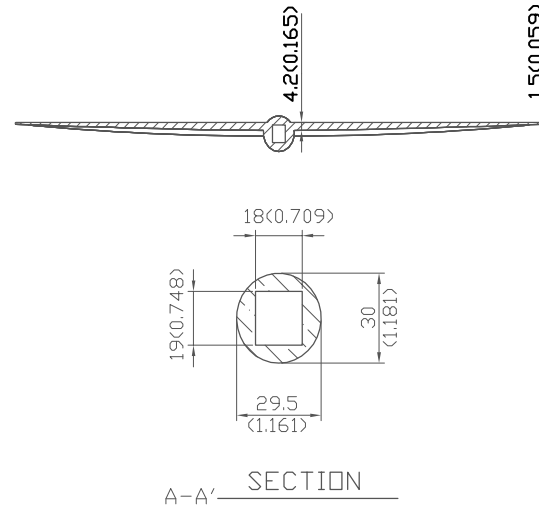
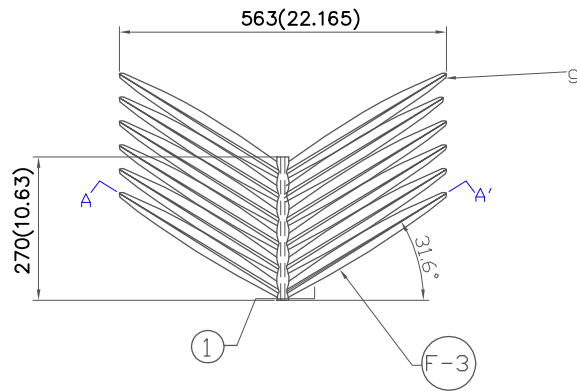
SIDE VIEW

Itemref	Quantity				Material	
Designed by		Checked by	Approved by - date	File name	Date	Scale
					12-14-2005	
LINKMAX						
				DPF-02	Edition	Sheet
						2 OF 4

Unit: mm(inch)



LEAF	SIZE
a	244x35.9x4.2/1.5(9.606x1.413x0.165/0.059)
b	206x34x4.2/1.5(8.110x1.339x0.165/0.059)
c	302x36.7x4.2/1.5(11.890x1.445x0.165/0.059)
d	335.9x36.7x4.2/1.5(13.224x1.445x0.165/0.059)
e	350x37.3x4.2/1.5(13.780x1.469x0.165/0.059)
f	335x37.3x4.2/1.5(13.189x1.469x0.165/0.059)
g	315x36.3x4.2/1.5(12.402x1.429x0.165/0.059)



Itemref	Quantity				Material	HDPE
Designed by	Checked by	Approved by - date	File name	Date	12-14-2005	Scale
LINKMAX			DPF-02			3 OF 4
			Edition			Sheet

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Double click on above image to view full picture

**MORE VIEWS**[Product Description](#) [Specifications](#)**Product name:** Locking Deter-a-Post (4536PL)**Diameter:** 4.5" outside diameter**Height:** 36" post height above finished grade**Wall thickness:** .391" minimum wall thickness HDPE**Base:** Galvanized ground sleeve has .3125" wall thickness**Material:** HDPE/Steel**Bollard Colors:** yellow**Warranty:** 1-year warranty against manufacture defects**Where is this made:** Made in USA**Locking Deter-a-Post (4536PL)**[Email to a Friend](#)[Be the first to review this product](#)**\$318.00**Qty: OR[Add to Wishlist](#)[Add to Compare](#)**Quick Overview**

- HDPE safety yellow removable bollard
- 4.5" standard diameter provides a strong visual deterrent
- Shatter resistant

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View from Northwest (Before)



Proposed New Lessee 60' Monopalm

View from Northwest (After)



View from South (Before)

